



22 Junction Road, Andover, SP10 3QU  
Price Guide £440,000





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#### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Positioned along the sought after Junction Road just a short stroll from the town centre and train station, Graham & Co are delighted to offer for sale this impressive semi-detached character property which has been sympathetically upgraded by the present owner to a high standard and offered for sale with NO CHAIN. The property benefits from an entrance hall leading into the living room with views to front, separate dining room and an excellent sized fitted kitchen, utility and cloakroom. On the first floor there are three double bedrooms and a modern bathroom. Outside a driveway leads to the garage at the rear, parking to front and a good sized landscaped rear garden with studio, entertaining area all enclosed







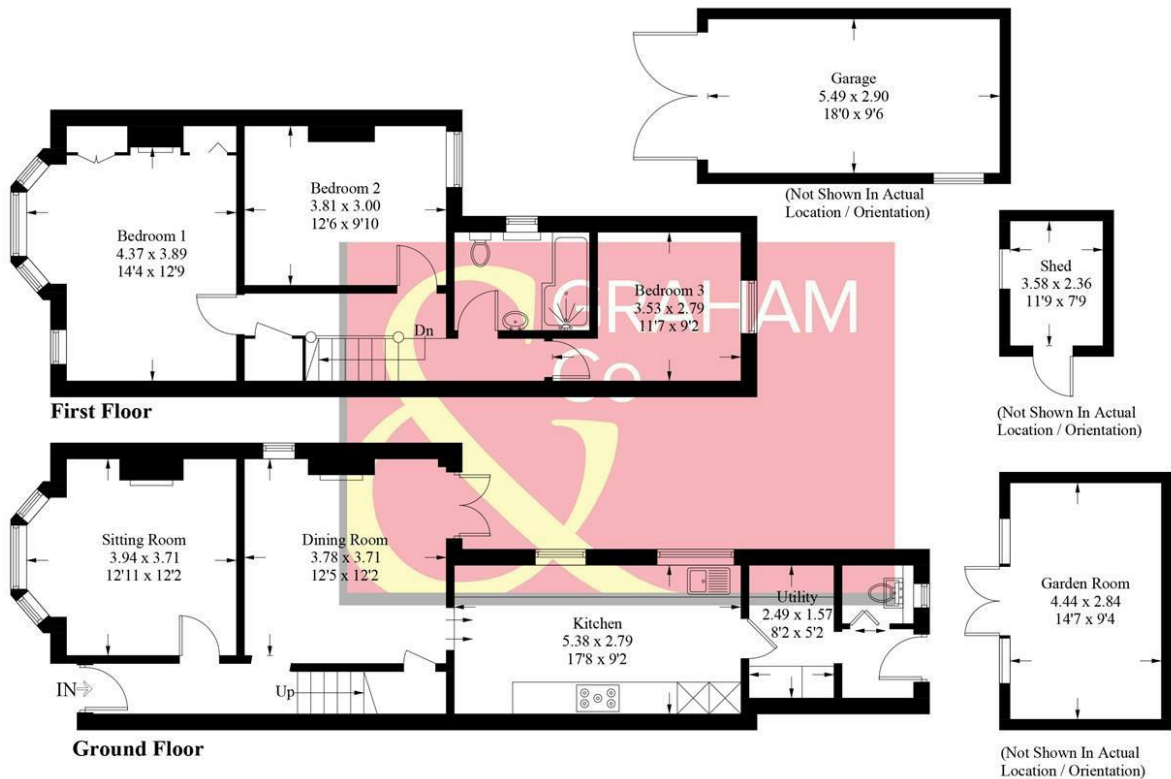
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boast a lovely "market town" feel and everything you may need is close at hand. The mainline train station offers a fast service to London Waterloo in just over an hour, and the A303 gives access to London via the M3 and the West Country.





## Junction Road, SP10

Approximate Gross Internal Area = 110.6 sq m / 1190 sq ft  
Outbuildings = 32.7 sq m / 352 sq ft  
Total = 143.4 sq m / 1542 sq ft



Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1215614)

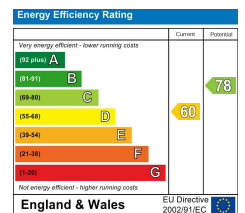
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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.